



**CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT**

215 Church Avenue, S.W., Room 166

Roanoke, Virginia 24011

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E-mail: planning@roanokeva.gov

Architectural Review Board
Board of Zoning Appeals
Planning Commission

September 21, 2009

Honorable David A. Bowers, Mayor
Honorable Sherman P. Lea, Vice Mayor
Honorable M. Rupert Cutler, Council Member
Honorable Gwendolyn W. Mason, Council Member
Honorable Anita J. Price, Council Member
Honorable Court G. Rosen, Council Member
Honorable David B. Trinkle, Council Member

Dear Mayor Bowers and Members of City Council:

Subject: Request from the City of Roanoke to amend the Institutional Planned Unit Development Plans for 3601 Ferncliff Avenue, N.W., Official Tax No. 6460102, to allow the occupancy of the Ruffner Middle School building as a government office/facility and educational facility, as well as allow for construction of an accessory warehouse.

Planning Commission Public Hearing and Recommendation

Planning Commission public hearing was held on Thursday, September 17, 2009. By a vote of 3-0 (Mr. Van Hyning and Mrs. Penn absent, and Ms. Katz abstaining), the Commission recommends City Council approve the request, finding the application for the adaptive reuse of William Ruffner Middle School into government offices/facilities and the construction of an accessory warehouse to be consistent with *Vision 2001-2020*, the *Peters Creek North Neighborhood Plan*, and the City's Zoning Ordinance. The request provides for the continued service of a vacated City facility while maintaining a cohesive campus setting

Respectfully submitted,

A handwritten signature in cursive script that reads "D. Kent Chrisman".

D. Kent Chrisman, Chairman
City Planning Commission

cc: Darlene L. Burcham, City Manager
William M. Hackworth, City Attorney
R. Brian Townsend, Assistant City Manager

Application Information

Request:	Amendment of Institutional Planned Unit Development
Owner:	City of Roanoke
Authorized Agent:	Nicole Hall, Clark Nexsen Architecture & Engineering
City Staff Person:	Maribeth B. Mills
Site Address/Location:	3601 Ferncliff Avenue NW
Official Tax Nos.:	6460102
Site Area:	58.83 Acres
Existing Zoning:	INPUD, Institutional Planned Unit Development
Proposed Zoning:	INPUD, Institutional Planned Unit Development
Existing Land Use:	Educational Facility, Middle and Secondary
Proposed Land Use:	Educational Facility, Elementary, Middle, and Secondary and Government Offices and Other Government Facilities, Not Otherwise Listed
Neighborhood Plan:	<i>Peters Creek North Neighborhood Plan</i>
Specified Future Land Use:	Park/Open Space/Public and Multifamily
Filing Date:	Original Application: August 6, 2009; Amended Application No. 1: August 24, 2009

Background

In June 2009, the development plan for the William Fleming/Ruffner property was amended to remove Lawson Hall and the Employee Health Clinic to allow for additional athletic facilities for William Fleming High School. At that time, William Ruffner Middle School was to remain. The public school system decided to close the middle school and demolish the School of the Arts facility along with a portion of its associated parking. In order to keep the remainder of this building in productive use, the school system is requesting to convert the space to government offices and facilities. This would include maintenance offices and a workroom; culinary service offices; server and IT offices; professional development classrooms; and assessment scoring offices to be located within the existing building. A new 40,000 square foot warehouse building is also proposed next to the gymnasium. This warehouse would store all transshipment materials such as books and furniture. The multipurpose field currently in this location would be moved to the site of the demolished School for the Arts and associated parking. The Employee Health Clinic, previously housed in modular units on the site, would be located in the existing clinic area. Some educational uses would also remain in the existing building such as GED training and the gymnasium. Additional parking will be created to accommodate this change of use. No changes are proposed for William Fleming High School.

Conditions Proffered by the Applicant

As an INPUD, the development plan attached to this amendment is binding for future development. Development standards are listed directly on the development plan.

Considerations

Surrounding Zoning and Land Use:

	<i>Zoning District</i>	<i>Land Use</i>
<i>North</i>	ROS, Recreation and Open Space District & RMF, Residential Multifamily District.	Countryside Golf Course and an apartment complex.
<i>South</i>	CLS, Commercial-Large Site District.	Retail Sales Establishments.
<i>East</i>	I-1, Light Industrial District and CLS, Commercial-Large Site District.	Johnson & Johnson building and hotels.
<i>West</i>	RMF, Residential Multifamily District and RM-2, Residential Mixed Density District.	An apartment complex and two vacant parcels.

Compliance with the Zoning Ordinance:

The INPUD District encourages harmonious development of institutional uses and mixed-use campus developments. This district provides flexibility for creative development that minimizes potential negative impacts on neighboring uses and recognizes the special complexity and interrelationships of land uses. The overall appearance of the campus will remain much the same since William Ruffner Middle School will be adaptively reused. The most significant addition to the site will be the warehouse structure. This structure should not detract from the overall appearance of the campus due to its location (between the existing gymnasium and Fleming's loading docks), height (max. 35 feet in height), and building materials (brick, pre-cast concrete, glass metal panels, or architectural CMU).

The minimum number of parking spaces is 139 vehicles and 143 on-street and off-street spaces are proposed. The warehouse and gymnasium are not included in the parking calculation because they are considered accessory uses. These spaces are independent of parking specified for faculty, students, events, and visitors of William Fleming High School.

Conformity with the Comprehensive Plan and Neighborhood Plan:

Both *Vision 2001-2020* and the *Peters Creek North Neighborhood Plan* call for the efficient use of the City's limited land resources. With many of the City's schools closing to consolidate, it is important not to leave behind vacant facilities. The adaptive reuse of William Ruffner Middle School as a multipurpose facility for the school system will ensure its continued service to the community.

Vision 2001-2020 contains two policies relevant to this application:

- *PE P1. Quality Education. Roanoke's school system will be known for its quality education that prepares students for the workplace or with the skills and knowledge needed to succeed in higher education. Roanoke will maintain and improve its high-quality public education facilities and programs at all levels.*
- *PE P2. School Facilities. School facilities are important community facilities. The location of new school facilities will be carefully planned to enhance the surrounding community and adhere to the City Design principles recommended.*

City Department Comments:

Mr. Kent Chrisman, Chairman of the Planning Commission, requested that community access to the site be addressed including the dedication of public right-of-way for future sidewalks and greenways. Staff requested that the applicant address this request in the amended application. The school system, however, felt that any additional public access would jeopardize the safety of students.

Planning Commission Public Hearing:

At the Planning Commission's September 17, 2009 public hearing, Mr. Rick Williams asked for the total cost of the project and what materials would be used on the proposed warehouse. The applicant responded the a cost estimate had not yet been conducted and the warehouse would be clad in materials similar to those used on William Fleming High School (e.g. brick, pre-cast concrete, glass metal panels, and architectural CMU).

Zoning Amendment Application



Department of Planning, Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

[Click Here to Print](#)

Date: Aug 24, 2009

Submittal Number: Amended Application No. 1

Request (select all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Rezoning, Not Otherwise Listed | <input type="checkbox"/> Amendment of Proffered Conditions |
| <input type="checkbox"/> Rezoning, Conditional | <input checked="" type="checkbox"/> Amendment of Planned Unit Development Plan |
| <input type="checkbox"/> Rezoning to Planned Unit Development | <input type="checkbox"/> Amendment of Comprehensive Sign Overlay District |
| <input type="checkbox"/> Establishment of Comprehensive Sign Overlay District | |

Property Information:

Address: 3601 Ferncliff Avenue, NW Roanoke, VA 24017

Official Tax No(s): 6460102

Existing Base Zoning:
(If multiple zones, please manually enter all districts.)

INPUD, Institutional Planned Unit Development

- ☐ With Conditions
☒ Without Conditions

Ordinance No(s). for Existing Conditions (If applicable): 38498-061509

Requested Zoning: INPUD, Institutional Planned Un

Proposed Land Use: Government Office or Facilities

Property Owner Information:

Name: Ms. Darlene Burcham, City Manager, City of Roanoke

Phone Number: +1 (540) 853-2333

Address: 215 Church Avenue, SW, Room 364, Roanoke, VA 24011

E-Mail: Darlene.Burcham@roanokeva.gov


Property Owner's Signature:

Applicant Information (if different from owner):

Name:

Phone Number:

Address:

E-Mail:

Applicant's Signature:

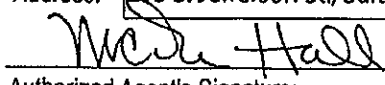
Authorized Agent Information (if applicable):

Name: Clark Nexsen Architecture & Engineering

Phone Number: +1 (540) 982-0800

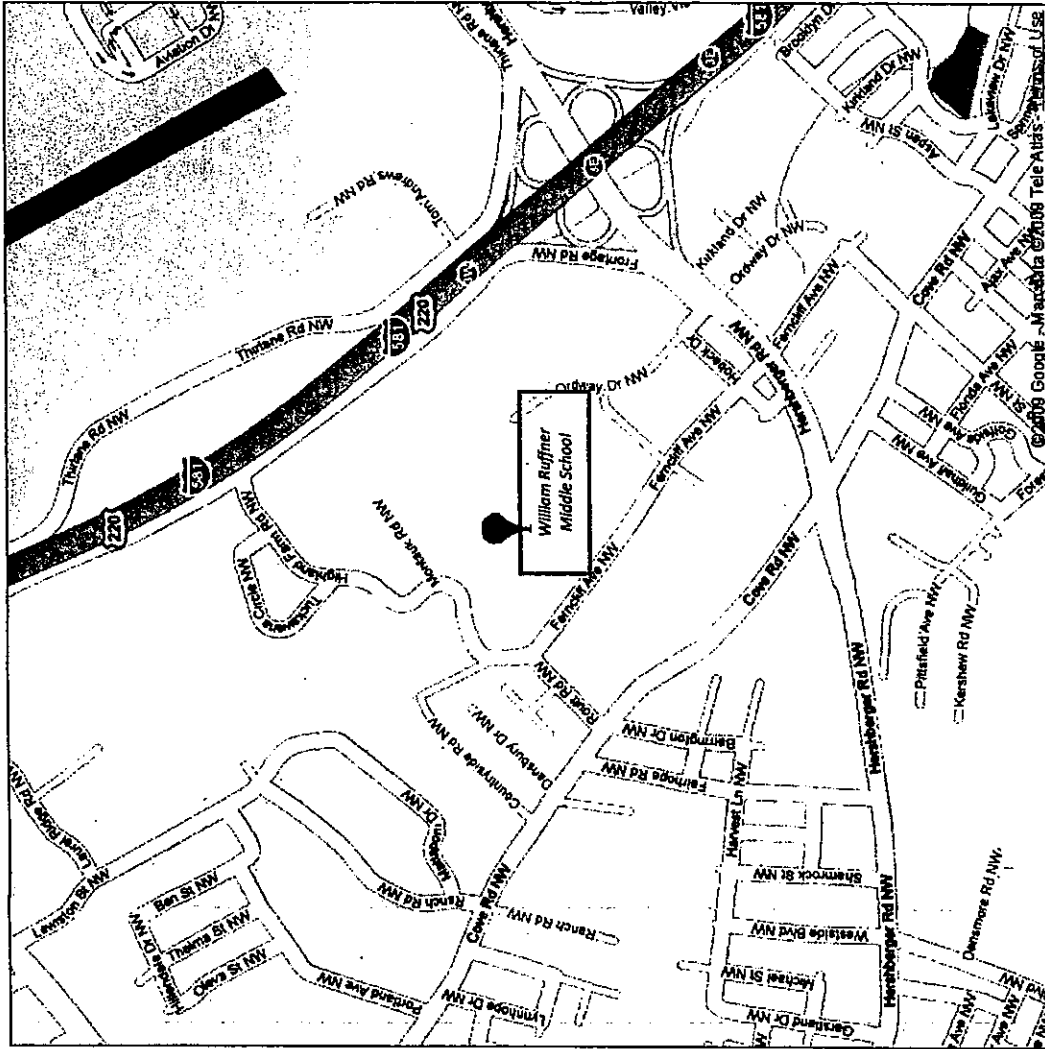
Address: 213 S. Jefferson St., Suite 1011 Roanoke, VA 24011

E-Mail: nhall@clarknexsen.com


Authorized Agent's Signature:

LOCATION MAP

William Rufner Middle School



August 28, 2009

To: Roanoke City Planning Commission

From: Clark Nexsen Architecture & Engineering, agent for Roanoke City Public Schools

RE: Amendment Application No. 1
Amendment to INPUD for Change of Occupancy for William Ruffner Middle School

Background:

The site for the project is shared with William Fleming High School. The site was amended in 2007 in order to construct the new William Fleming High School and stadium and was amended again in 2009 to change the layout of the site to improve the efficiency of the layout of some of the athletic fields.

Roanoke City Public Schools has recently decided to close William Ruffner Middle School and demolish the School of Arts portion of the facility. The school system wishes to change the occupancy use of building from an educational use to a business use facility. The school system also proposes adding a future warehouse to the site adjacent to the current William Ruffner Gymnasium.

Proposed Change:

The change of occupancy shall include the following uses: government offices or other government facility, not otherwise listed and will include the relocation of the maintenance offices and staff currently located in the Roanoke City Public Schools Maintenance Building on Reserve Avenue, a maintenance work room area, offices for culinary services personnel, and a location for server and IT equipment. The library portion of the building shall be used for professional development training. A minor portion of the building will be used for GED training and a minor portion will be used for an administrative office area for assessment scoring .

The health clinic area and existing gymnasium building will remain unchanged in their use.

The proposed future warehouse will serve as storage for all transshipment materials (i.e. books and furniture) for the entire school system and as previously mentioned would be constructed adjacent to the current William Ruffner gymnasium.

With a change in occupancy it is not anticipated that there will be a need for additional parking as the site currently has more spaces than required (calculations are shown below). In addition, the site contains space for future parking, is located close to public transit, and there are several on-street spaces that may be utilized on Ferndale Drive.

INPUD Development Plan – Parking Information**Buildings on Site:**

- William Fleming High School 297,000 sf (existing to remain)
 - William Fleming HS Stadium
 - Seating Areas (3100 seats) 13,500 sf (Accessory use to William Fleming HS)
 - Support Buildings 5,000 sf (Accessory use to William Fleming HS)
 - Field House 8,000 sf (Accessory use to William Fleming HS)
 - William Ruffner: 57,400 sf (Government offices or other
Government facility and Education.)
 - Ruffner Gymnasium: 21,400 sf (Accessory use)
 - Warehouse 40,000 sf (Accessory use)
- 475,500 sf

All uses are permitted in the INPUD District

William Fleming Off-street Parking:

- 560 spaces for the entire site
 - Student/ Event Lot: 316 spaces
 - Faculty/ Staff/ Bus Lot: 161 spaces
 - Athletic/ Event Lot: 53 spaces
 - Visitor Lot: 30 spaces
- Required Spaces for William Fleming = 450 spaces
 - 3 spaces per classroom: 3 x 81 = 243
 - 1 per students: 1652/8 = 207

Ruffner Parking

- 126 spaces off-street
 - 17 spaces on-street
- 143

Required Parking for Ruffner

- First 4000 sf 2 spaces
 - 1/300 net sf 131 spaces
 - 3 per classroom: 3 x 1 3 spaces
 - 1 per 8 students: 20/8 3 spaces
- 139

Tax number		Owner		Address
6450101	Owner 1	G & M Fargo LLC	✓	Physical 3550 Ferncliff Ave
	Owner 2	MRH Venture Capital LLC		Owner's P.O. Box 35547 Tulsa OK 74135-4496
6450122		Freeway Partners LLC	✓	Physical 3602 Ferncliff Ave Owner's P.O. Box 6120 Lynchburg, VA 24505
6440120		Ferncliff South	✓	Physical 3666 Ferncliff Ave Owner's 601 S Belvidere St Housing MGMT Richmond, VA 23220
6440116		Fralin Horace G ET ALS Partners	✓	Physical 3533 Ferncliff Ave Owner's P.O. Box 20069 Roanoke, VA 24018-0503
6440101		VC Roanoke LLC	✓	11 South 12th St Richmond, VA 232219
6401205		Kansas Blair King	✓	2062 Routt Rd Roanoke, VA 24017
6401206		Dollie W. Williams	X	2054 Routt Rd Roanoke, VA 24017
6401207		Saundra L. Brown	X	2046 Routt Rd Roanoke, VA 24017
6401204		Bradley L. Campbell	X	2073 Fair Hope Rd Roanoke, VA 24017
6472302		City Of Roanoke	✓	Physical 2100 Countryside Dr Owner's 215 Church Ave Rm 250 Roanoke, VA 24011
6472101		S R C Virginia INC	✓	Physical 2201 Montauk Rd Owner's P.O. Box 280 Gastonia, NC 28053
6460101		Delta Dental of Roanoke	✓	Physical 2797 Frontage Rd Owner's 4818 Starkey Rd Roanoke, VA 24018
6460104		Shree Vinayak LLC	✓	Physical 2727 Ferndale Dr Owner's 3315 Ordway Dr Roanoke, VA 24017
6450112		W A G T Television INC	X	Physical 2807 Hershberger Rd Owner's P.O. Box 7 Roanoke, VA 24022
6450111		Winston Roanoke SPE LLC	X	Physical 3301 Ordway Dr Owner's 2626 Glenwood Ave. Ste 200 Raleigh, NC 27608
6450121		WINN Limited Partnership	✓	2626 Glenwood Ave. Ste 200 Raleigh, NC 27608

357
5/26/09

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA
The 15th day of June, 2009.

No. 38498-061509.

AN ORDINANCE to amend §36.2-100, Code of the City of Roanoke (1979), as amended, and the Official Zoning Map, City of Roanoke, Virginia, dated December 5, 2005, as amended, to amend the Planned Unit Development Plan for William Fleming High School to include a fieldhouse with bus and car parking areas, and to change the layout of the various athletic and recreation facilities, including the removal of a baseball field and addition of two football/soccer/lacrosse fields, on property identified by Official Tax No. 6460102, located at 3601 Ferncliff Avenue, N.W.; and dispensing with the second reading by title of this ordinance.

WHEREAS, the City of Roanoke has made application to the Council of the City of Roanoke, Virginia ("City Council"), to amend the Planned Unit Development Plan for William Fleming High School to include a fieldhouse with bus and car parking areas, and to change the layout of the various athletic and recreation facilities, including the removal of a baseball field and addition of two football/soccer/lacrosse fields, on property identified by Official Tax No. 6460102, located at 3601 Ferncliff Avenue, N.W.;

WHEREAS, the City Planning Commission, after giving proper notice to all concerned as required by §36.2-540, Code of the City of Roanoke (1979), as amended, and after conducting a public hearing on the matter, has made its recommendation to City Council;

WHEREAS, a public hearing was held by City Council on such application at its meeting on June 15, 2009, after due and timely notice thereof as required by §36.2-540, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the amendment of the Planned Unit Development Plan for property identified by Official Tax No. 6460102, located at 3601 Ferncliff Avenue, N.W.; and

WHEREAS, this Council, after considering the aforesaid application, the recommendation made to the Council by the Planning Commission, the City's Comprehensive Plan, and the matters presented at the public hearing, finds that the public necessity, convenience, general welfare and good zoning practice, requires the amendment of the Planned Unit Development Plan for William Fleming High School to include a fieldhouse with bus and car parking areas, and to change the layout of the various athletic and recreation facilities, including the removal of a baseball field and addition of two football/soccer/lacrosse fields, on property identified by Official Tax No. 6460102, located at 3601 Ferncliff Avenue, N.W., as herein provided.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that:

1. Section 36.2-100, Code of the City of Roanoke (1979), as amended, and the Official Zoning Map, City of Roanoke, Virginia, dated December 5, 2005, as amended, be amended to reflect the amendment of the Planned Unit Development Plan for William Fleming High School to include a fieldhouse with bus and car parking areas, and to change the layout of the various athletic and recreation facilities, including the removal of a baseball field and addition of two football/soccer/lacrosse fields, on property identified by Official Tax No. 6460102, located at 3601 Ferncliff Avenue, N.W., as set forth in the

Zoning Amended Application No. 1 dated April 17, 2009.

2. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:

Stephanie M. Moon

City Clerk:

**PERKINS
+ WILL**

Riley + Wood

**WILLIAM FLEMING
HIGH SCHOOL**

**PROPOSED
INPUT
DEVELOPMENT
PLAN
A-IPUD-01**

NOT FOR CONSTRUCTION

1. The proposed development is located on the east side of the site, adjacent to the existing school building. It consists of a new classroom building, a new gymnasium, and a new cafeteria. The total area of the proposed development is approximately 100,000 square feet.

2. The proposed development is designed to accommodate an increase in student enrollment from 1,000 to 1,500 students. The new classroom building will provide for an additional 500 students, the new gymnasium will provide for an additional 200 students, and the new cafeteria will provide for an additional 300 students.

3. The proposed development is designed to be a self-contained unit, with its own parking lot, entrance, and exit. It will be connected to the existing school building by a new walkway.

4. The proposed development is designed to be a modern, functional building that will provide a high-quality educational environment for its students. It will feature large windows, high ceilings, and modern furnishings.

5. The proposed development is designed to be a cost-effective solution to the problem of increasing student enrollment. It will provide for an additional 1,000 square feet of classroom space for less than the cost of a new school building.

ANNUALIZED COST DATA

Item	Cost	Annualized Cost
Classroom Building	\$1,000,000	\$100,000
Gymnasium	\$500,000	\$50,000
Cafeteria	\$300,000	\$30,000
Parking Lot	\$100,000	\$10,000
Walkway	\$50,000	\$5,000
Total	\$1,950,000	\$195,000

TCWA
CALIFORNIA WHITE ASSOCIATES

Scale: 1" = 100'

